

THE CIRCLE ASSOCIATION

NEWSLETTER

JUNE 2019

Jacaranda Country Club Villas Association, Inc.

***KEEP ALL RESIDENTS OF JACARANDA COUNTY CLUB VILLAS INFORMED OF ALL ISSUES IMPACTING OUR COMMUNITY. ***

COMMUNICATION

The Board is committed to improving communication to our individual residents-both computer aware and those not 'plugged in'.

An additional 25 resident directories will be made available with Joe Macarelli to any interested resident. The Board believes these communication vehicles could be better and are soliciting the help of residents to develop a more accurate and up-to-date Circle Directory.

Joe Claro, Irrigation Chair, continues to work to improve outside landscaping. Joe C has worked with vendors to develop and publish notification schedules for the services required within the Circle. Further, we plan to improve The CIRCLE to be more about circle AND HOA1 goings-on.

A suggestion site is available within the website. This may be combined with resident concerns page to bring to light issues residents would like the Board to consider.

***ENSURE PRESERVATION OF JCCV PROPERTY VALUES RELATIVE TO THE PREVAILING MARKET PLACE. ***

In 2018 the Board initiated several campaigns with an eye to solidifying and improving our property values. Some improvements were developed for immediate concerns while others were more long-term fixes.

1. Pool

During the past weeks the board has initiated several improvement projects. Last summer we had to shut the pool for over a week due to algae. To avoid this, we need to keep the pool temperature at less than 83 degrees. This can be accomplished through a cooling cycle which we engaged at the beginning of May. Unfortunately, we experienced a shutdown of the well that feeds the pool temperature regulator. This resulted in the need to drill two new wells that feed the pool temperature regulator. It is anticipated the new wells will be drilled along the east side of the pool area within the next three weeks. Since we were unaware of these wells there had been no accrual provision in the reserves budget for repair/replacement. The monies (\$7871) required to drill these wells will be borrowed from our reserves and paid back to reserves in 2020 and 2021. Drilling of the wells will result in significant landscape damage that will need to be repaired. This is unknown landscape expense currently unbudgeted.

2. Grounds and Buildings

We met with the Landscape company to determine improvements that can be economically incorporated into the overall landscape schedule. We toured the area with Beechtree services to

continue to reduce grounds inconsistency. While the grounds appearance has improved over last year at this time we still have significant issues. One very difficult issue the drought condition has highlighted is irrigation system watering. We have asked Beechtree to give a quote for improving both the intensity and regularity of attention to our irrigation system to reduce dry areas. At this time the first phase repair scheduled for mid-July has been moved out by the road subcontractor. A new time schedule is hopefully forthcoming soon.

In July we will be trimming the berries off the tall palms as this attracts and feeds rodents. This is over and above the palm tree trimming of over 90 palm trees in the fall.

The board further worked with Sunstate Management to improve the adjacent waterway. A cleanup team applied exfoliate to the waterway in late March and again last week.

This issue will be further discussed during the board meeting.

***MAINTAIN STEWARDSHIP OF THE JCCV COMMUNITY APPEARANCE, FINANCES, INSURANCE, SAFETY AND SECURITY. ***

FINANCES

The board continued the financial focus of Country Club Circle to ensure all requirements regarding the Circle reserve big ticket replacements and/or repairs have been accounted for within the Circle reserves budget. Judy will discuss this within the financial report.

INSURANCE

The Joe Macarelli and Judy met with Mike Angers, our insurance representative to finalize our insurance package. As anticipated, due to two hurricanes attacking the Venice areas our insurance premiums increased. Additionally, our appraised value increased 3%. Since we did anticipate an increase we have the increase budgeted for the 2019 timeframe and will budget the remaining amount for 2020 when we estimate the 2020 budget. Suffice to say thanks to Judy's expertise monies are available without an increase in the quarterly fee. Judy has and will detail this within the finance report.

COMMITTEES

As stated; the Board has commissioned a Compliance Committee and is pleased to report three residents have shown interest

David Long from 837

Robin Blair from 888

Gene Pope from 892

It is our hope this committee will assist the board in highlighting issues that will improve the appearance of the Circle as well as notification to the board of areas needing improvement. Compliance committee member David Long has taken it upon himself to improve the look of the landscape around the pool fencing.

WELCOME.

We would like to inaugurate the Welcoming Committee. Several residents have expressed an interest in volunteering for this and Joe Macarelli will be contacting them over the next few weeks.

QUARTERLY FEE

The Country Club Circle quarterly fees are due July 1. Invoices for your residence should be mailed to residents by June 20. If you have not received an invoice, please contact Joe Macarelli; 603-554-7279 so at this can be straightened out. The billing may include charges for fire extinguisher testing performed in March.